

SPI-20 West End

Comments and Suggestions on Draft A

10/28/03

1. Name of District: Change to "Historic West End SPI" rather than "West End SPI" to underscore the special nature of the area and clue developers into what is expected.
2. Incorporate the text "...reflect the village's original scale..." into the Statement of Intent.
3. Use Table: Prohibit **group homes, rooming houses, SROs** from all subareas.
4. Use Table: Require SUP for **MARTA structures** in all subareas.
5. Use Table: Prohibit **truck stops** from all subareas.
6. Use Table: Prohibit **broadcast towers** from all subareas.
7. Use Table: How to rationalize the number of **barber/beauty/nail salons**? Set an absolute cap? Require a minimum distance between? Other ideas?
8. Use Table: Prohibit **new/used car sales** from all subareas.
9. Use Table: Require a minimum size for **nursing homes and convalescent centers**, to prevent houses/similar from being converted.
10. Use Table: Limit size of **mortuaries and funeral homes**.
11. Use Table: Require SUP for **bars & clubs** (not restaurants).
12. Use Table: Require SUP for **clinics**.
13. Use Table: Prohibit **commercial greenhouses** from all subareas.
14. Use Table: Prohibit **security storage centers** in all subareas.
15. Use Table: Restrict **hospitals** in Subarea 8?
16. Use Table: Prohibit **outdoor amusement enterprises** from all subareas?
17. Incentives: Include incentive for outdoor dining. Exclude from parking requirements? Give additional FAR?
18. Incentives: Remove incentive for community space.
19. Include Live/Work Subarea to encourage small-scale light industry (studios, workshops). Allow live/work uses in Candler warehouse site and block north of Candler warehouse?
20. Simplify FAR and open space requirements by using **either** net lot area or gross lot area.
21. Set height limit for subareas 1, 4, and 8 to 5 stories (12'/story, plus roof and raised foundation).
22. Set height limit for subareas 2, 3, and 5 to 3 stories (12'/story, plus roof and raised foundation).
23. Set height limit for subareas 6 and 7 to 35 feet.
24. Change MARTA site to Subarea 8 (Office/Institutional).